



**MINUTES OF THE SPECIAL JOINT MEETING
OF THE CITY COUNCIL/REDEVELOPMENT
AGENCY OF THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, February 15, 2000, 8:00 p.m.

MEETING

The Special Joint Meeting of the City Council was called to order by Mayor/Chair Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Mayor Cooper, who invited Nicholas Vickers and Boy Scout Troops 807 and 832 to participate.

ROLL CALL

Present: COUNCIL/RA MEMBERS Jimenez, Hilson,
Rodriquez, Ward, Dowling, Henson
MAYOR/CHAIR Cooper
Absent: None

CONSENT

Mayor Cooper removed Item 2 for further discussion.

1. Approval of Minutes of the Regular City Council Meeting of February 8, 2000

It was moved by Council Member Hilson, seconded by Council Member Ward, and unanimously carried to approve the Minutes of the Regular Meeting of the City Council of February 8, 2000.

2. Orchard Avenue Street Improvements between Soto Road and Muir Street, Soto Road at Orchard Avenue Traffic Signal Improvements, and the Soto Road at Jackson Street Traffic Signal Improvements: Approval of Plans and Specifications and Call for Bids

Staff report submitted by Deputy Director of Public Works Bauman,
dated February 15, 2000, was filed.

Mayor Cooper explained that she had a visit from a neighbor who explained that the turnabout at the end of Orchard is not wanted by the residents of the neighborhood who do not believe it will decrease speed.

Public Works Director Butler indicated that although the roundabout was not a part of this particular project, meetings with neighbors indicate that they are pleased with the overall traffic decisions being made by staff and the City.

Council Member Ward asked for an evaluation report of the roundabout at Joyce which is in the process of being built. Public Works Director Butler said there were no roundabouts included in this proposal and more information will be available before further decisions are made.

It was moved by Mayor Cooper, seconded by Council Member Rodriquez, and unanimously carried to adopt the following:

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Resolution 00-020, "Resolution Certifying that the Negative Declaration for the Orchard Avenue Street Improvements Between Soto Road and Muir Street, Soto Road at Orchard Avenue Traffic Signal Improvements, and Soto Road at Jackson Street Traffic Signal Improvements, Project Nos. 5161, 5163 and 5190, has been Completed in Compliance with the California Environmental Quality Act, Approving Plans and Specifications, and Call for Bids"

LEGISLATIVE BUSINESS

3. Request from HARD that the City Council Support Passage of Proposition 12, Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act 2000, on the March 7 Ballot

Staff report submitted by City Manager Armas, for February 15, 2000, was filed.

Following a brief staff report, Mayor Cooper opened the public hearing at 8:10 p.m.

Ron Barklow, 1210 Tiegen Drive, said he and the local Audubon Society were supportive of the Proposition.

Wes Asmussen, General Manager of HARD, clarified some information for Council Members. Forty percent of the bonds will be available to local government. One part of the funding is a per capita part which will come directly to HARD, the second part is competitive grants for which HARD will be eligible. He added that, although the criteria has not yet been established, HARD would be applying for as much funding as possible.

Council Member Ward asked for further information on the financial loss which was under discussion. Mr. Asmussen explained that, in 1992-93, the State of California established an augmentation for funding to local schools. As a result a shortage of funds has affected all local agencies. Property tax is about 60 percent of their budget. The State has transferred about 40 percent of their property tax each year. This year HARD property taxes going to the State will reach the \$40 million mark.

Mayor Cooper closed the public hearing at 8:13 p.m.

It was moved by Council Member Henson, seconded by Council Member Jimenez, and unanimously carried by all present, to approve the following:

Resolution 00-021, "Resolution of Support for Proposition 12 Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000"



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4. Approval of Survey Area and Selection of Consultant Team for Mission/Foothill Boulevard Corridor Proposed Redevelopment Project

Staff report submitted by Redevelopment Director Bartlett, dated February 15, 2000, was filed.

Council/RA Member Dowling indicated that he works at Moreau High School, which is included in the proposed redevelopment survey area, and noted he has a conflict of interest and would not be voting on this issue.

Redevelopment Director Bartlett made the report and outlined the proposed Mission-Foothill Boulevard Corridor Redevelopment Survey Area. She indicated that the composition will need to be modified. The designation of a Survey Area does not legally impact the properties within the area. The Survey Area incorporates about 700 net acres excluding the street areas. Two areas along the Survey Area are unincorporated, one at the very north end, between the City limits and Mattox Road, and one is the LaVista Quarry east of Mission at Tennyson. Both areas would have to be incorporated into the City prior to the adoption of the Redevelopment project. Staff recommended treating the survey area as a proposed amendment to the existing redevelopment project area. Advantages include land use considerations more easily coordinated and managed. Also, there would be the potential to share tax increment revenues and secure lower financing to benefit the whole area. The composition of the existing Hayward Redevelopment Committee would need to be modified in order to add representatives from the new areas. Two subcommittees should be designated to represent the two areas, the existing area north, and from Mission and Jackson south. It is proposed that separate accounting systems be established in order to keep the funding separate. The consultant would be paid \$155,000 for the services.

Council/RA Member Hilson asked for further elaboration on the impacts to property owners in the study zone.

He was told there is no legal impact through the entire plan until the area is adopted. Then it will show on the recorded documents.

Executive Director Armas indicated that the County is receptive to discussing some negotiated agreement related to tax issues necessitating some concurrence prior to the County making decisions on the redevelopment areas. Both legislative bodies will need to agree and legislate through each board.

Council/RA Member Hilson asked for further clarification on the final decision and the budgeted costs for the contract with the consultant.

Council/RA Member Henson asked how the depth of the area, in particular the westside, was

DRAFT

determined.

It was noted that the railroad track was determined to be the dividing line.

Mayor/Chair Cooper opened the public hearing at 8:40 p.m.

Ron Peck, 1260 B Street, attorney for Fairway Park Shopping Center, asked that the center be removed from the study area for various reasons including the fact that the shopping center is 96 percent filled and particularly not blighted.

Ron Barklow, 1210 Tiegen Drive, asked how much impact it would make to clean up the buildings across from the Hayward Plunge. He also expressed concerns about the traffic improvements.

John Kyle, 22638 Teakwood, asked about the establishment of the committee and its membership.

He was told that State law requires the establishment of a Citizen's Committee.

Jason Moreno, 25200 Carlos Bee Boulevard, asked what the addresses for the westernmost properties of the Area. He also asked about the City using eminent domain to take properties.

Mayor/Chair Cooper closed the public hearing at 8:55 p.m.

Council Member Ward moved the proposal, seconded by Council Member Jimenez, and thanked staff for the recommendation adding that it is consistent with council efforts to be progressive in identifying ways to improve the City. He said, based on his knowledge of the area, with one exception, the area's outline should be included for purposes of further study. He excepted the Fairway Park Shopping Center.

It was moved by Council/RA Member Ward, seconded by Council/RA Member Jimenez, and carried by all present, with Council/RA Member Dowling not voting due to a conflict of interest, to approve the following:

Resolution 00-022, "Resolution Amending Resolution No. 75-267 to Add an Additional Area to the Redevelopment Survey Area and Describing the Boundaries of Said Redevelopment Survey Area"

RA Resolution 00-05, "Resolution Authorizing the Executive Director to Execute an Agreement for Consultant Services to Assist Staff with the Downtown Hayward Redevelopment Plan Amendment Process"

5. Informational Report Regarding Hayward's Homeownership Programs

Staff report submitted by Neighborhood and Economic

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Development Manager Bauman, dated February 15, 2000, was filed.

Neighborhood and Economic Development Manager Bauman reported that more than 147 families have purchased homes through the First-Time Homebuyer Assistance Program since 1996. Approximately 50 percent of the FHP participants lived or worked in Hayward. She said the Homeownership Coordinator's duties include presenting mandatory homeownership classes. Over 2,000 homebuyers have attended the classes since 1996.

PUBLIC COMMENTS

Jason Moreno, 25200 Carlos Bee Boulevard, made comments on certain articles previously published in the Daily Review.

Henry Villalobos, 584 Ainslee Court, president of the Cesar Chavez State Holiday Committee, reported that he spoke with Senator Figueroa's office regarding the holiday in honor of Cesar Chavez. It is still in the State Assembly going through various committees before moving on to the Governor. He also reported that the Indian Selfreliance Committee is moving in a very positive direction.

Roger Womack, 23676 Nevada Road, commented on a past situation regarding the re-roofing of his home and the negative Council action that resulted.

John Kyle, 22638 Teakwood, made comments on the qualifications of two candidates seeking Council seats.

Frank Goulart, 22248 Main Street, commented on a recent newspaper article regarding his comments about Route 238. He asked that pending development items be completed. He expressed his concerns regarding public respect. He suggested that Public Comments be reinstated to the beginning of the Council meeting.

Council Member Henson announced that this year the City is sponsoring a Homeownership Academy to replace past Home Buyers' Fair. He stated that staff is making intense efforts to make it successful. The Academy will be held at Centennial Hall on April 27 from 5:00 p.m. to 9:00 p.m. This is another effort toward reaching the City's goal of 70 percent home ownership.

COUNCIL REPORTS

There were no Council Reports.

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ADJOURNMENT

Mayor Cooper adjourned at 9:27 p.m.

APPROVED:

Roberta Cooper, Mayor, City of Hayward

ATTEST:

Angelina Reyes, City Clerk, City of Hayward